OWNER'S CERTIFICATION

WHEREAS, CRESTSTONE GROUP, LTD. and TOMMY LEE AND PATCEE ANN BECERRA are the owners of a tract of land situated In the Edward A. Crow Survey, Abstract No. 301, City of Coppell, Dallas County, Texas, said tract being all Lots 3, 4 and 5 Block B of Red Hawk, an addition to the City of Coppell, Dallas County, Texas according to the map thereof recorded in County, Clerk Instrument Number 20110024645, Official Public Records of Dallas County, Texas, said Lots 3 and 4 conveyed to Creststone Group, Ltd. by deed recorded in County Clerk Instrument Number 201100171561, Official Public Records of Dallas County, Texas and said Lot 5 conveyed to Tommy Lee and Patcee Ann Becerra by deed recorded in Instrument Number 201400220757, Official Public Records of Dallas County, Texas, said tract of land being described as follows:

BEGINNING at a found 5/8 inch iron rod with a plastic cap for a corner in the east line of Devon Drive (a 50 foot right of way), said point being the common west corner of said Lot 3 and Lot 2, Block B of the said Red Hawk addition, said point lying in a curve to the left with a central angle of 12°37'21", a radius of 400.00 feet, a chord bearing of N 05°29'16" W and a chord distance of 87.94 feet;

THENCE, Northwesterly, with the east line of Devon Drive and along said curve, an arc distance of 88.12 feet to a found 5/8 inch iron rod at the beginning of a reverse curve to the right with a central angle of 06°40'43", a radius of 535.00 feet, a chord bearing of N 08°27'36" W and a chord distance of 62.33 feet;

THENCE, Northwesterly, continuing with the east line of Devon Drive and along said curve, an arc distance of 62.36 feet to a found 5/8 inch iron rod for a corner, said point being the common west corner of said Lot 5 and Lot 6. Block B of the said Red Hawk addition:

THENCE, N 86°23'20" E, departing the east line of Devon Drive and with the common line of said Lots 5 and 6, a distance of 136,45 feet to a found 5/8 inch iron rod for a corner in the west line of a 15 foot Alley right of way, said point being the common east corner of said Lots 5 and 6 and said point lying in a non-tangent curve to left with a central angle of 02°42'33", a radius 1,357.50 feet, a chord bearing of S 02°24'31" E and a chord distance of 64.18 feet;

THENCE, Southeasterly, with the west line of the said Alley right of way and along said curve, an arc distance of 64.18 feet to a found 5/8 inch iron rod at the pint of tangency;

THENCE, S 03°43'47" E, continuing with the said Alley right of way, a distance of 85.84 feet to a found 5/8 inch iron rod for a corner, said point being the common east corner of said Lots 2 and 3;

THENCE, S 86°23'20" W, departing the west line of the said Alley right of way and with the common line of said Lots 2 and 3, a distance of 127.18 feet to the Point of Beginning and Containing 19,445 square feet or 0.446 acre of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, L. LYNN KADLECK, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulation of the City of Coppell, Texas.

DATED this the _____ day of _____, 2015.

FOR REVIEW ONLY - NOT FOR RECORDING

L. LYNN KADLECK Registered Professional Land Surveyor No. 3952

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission City of Coppell, Texas

Date of Approval

Approved and Accepted:

City of Coppell, Texas

Date of Approval

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of Lots 3R and 5R, Block B, Red Hawk Addition Replat, an addition to the City of Coppell was submitted to the City Council on the __ day of _____, 2015, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing her name as hereinabove subscribed.

WITNESS MY HAND, this the ____ day of _____, 2015.

FLOOD PLAIN NOTE

The subject property lies within OTHER AREAS - ZONE X - Areas determined to be outside 500-year floodplain as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for Dallas County, Texas and Incorporated Areas, Panel 155 of 725, Map Number 48113C0155K, map revised July 7, 2014 as published by the Federal Emergency Management Agency (FEMA).

FLOODPLAIN ORDINANCE NOTE

Floodplain Development Permit Application No. ___ has been filed with the City of Coppell Floodplain Administrator on ______, 2015.

Floodplain Administrator

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, CRESTONE GROUP, LTD. and TOMMY LEE and PATCEE ANN BECERRA are the owners of the herein described property, does hereby adopt this plat designating the herein described property as LOTS 3R AND 5R, BLOCK B OF RED HAWK ADDITION REPLAT, an addition to the City of Coppell, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for public utilities, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other Improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other Improvements or growths which In any way endanger or interfere with the construction, maintenance or efficiency of Its respective right or ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of Its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

Execu	uted this the day of	, 2015.	
BY:	CRESTONE GROUP, LTD., a Texas limited partnership	BY: TOMMY LEE BECERRA an individual	BY: PATCEE ANN BECERF an individual
	Terry Holmes, Manager		

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Terry Holmes, as agent for Creststone Group, Ltd. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of ____

for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public	State of Texas

STATE OF TEXAS	}
COLINITY OF	í
COUNTY OF	

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Tommy Lee Becerra, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

IVEN UNDER MY HAND AND SEAL OF OFFICE this	day of	, 2015.

Notary	y Public,	State	of Texas

STATE OF TEXAS COUNTY OF _____} }

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Patcee Ann Becerra, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public, State of Texas

THE PURPOSE OF THIS REPLAT IS TO CHANGE LOTS 3, 4 AND 5, BLOCK B INTO TWO LOTS.

REPLAT

RED HAWK ADDITION REPLAT LOTS 3R AND 5R, BLOCK B BEING A REPLAT OF LOTS 3, 4 AND 5, BLOCK B

RED HAWK INST. NO. 20110024645, O.P.R.D.C.T. A 0.446 ACRE TRACT IN THE

EDWARD A. CROW SURVEY, ABSTRACT NO. 301 CITY OF COPPELL, DALLAS COUNTY, TEXAS

CRESTSTONE GROUP, LTD. Coppell, Texas 75019

Tommy Lee & Patcee Ann Becerra 225 East Highway 121, Suite 120 620 North Coppell Road , #1006 Coppell, Texas 75019

PH 214-488-5200 PREPARED: APR. 2015 BY:

> KADLECK & ASSOCIATES ENGINEERING PLANNING SURVEYING 2000 N. CENTRAL EXPY. (972) 881-0771 PLA TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00

___, INSTRUMENT NO. ______

JOB #08528-3R